174.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,200 / 671,200
					USE VALUE:	671,200 / 671,200
					ASSESSED:	671,200 / 671,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		ARGYLE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIAND RICHARD J
Owner 2:	
Owner 3:	
Street 1:	4 ARGYLE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,152 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6152.000	265,700	3,500	402,000	671,200
Total Card	0.141	265,700	3,500	402,000	671,200
Total Parcel	0.141	265,700	3,500	402,000	671,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.38 | /Parcel: 411.3

Legal Description

User Acct 116341

GIS Ref

GIS Ref

Insp Date 07/28/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0004.0

!13556!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,800	3500	6,152.	402,000	671,300	671,300	Year End Roll	12/18/2019
2019	101	FV	212,900	3500	6,152.	396,300	612,700	612,700	Year End Roll	1/3/2019
2018	101	FV	212,900	3500	6,152.	304,400	520,800	520,800	Year End Roll	12/20/2017
2017	101	FV	212,900	3500	6,152.	287,200	503,600	503,600	Year End Roll	1/3/2017
2016	101	FV	212,900	3500	6,152.	264,200	480,600	480,600	Year End	1/4/2016
2015	101	FV	200,600	3500	6,152.	247,000	451,100	451,100	Year End Roll	12/11/2014
2014	101	FV	200,600	3500	6,152.	227,400	431,500	431,500	Year End Roll	12/16/2013
2013	101	FV	200,600	3500	6,152.	227,400	431,500	431,500		12/13/2012

PRINT

Date	Time
12/11/20	03:29:28

LAST REV

Date	Time
08/15/18	08:35:49
mmcmakin	
13556	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10583-47		7/15/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	MEAS&NOTICE	HS	Hanne S
10/16/2008	Meas/Inspect	345	PATRIOT
12/14/1999	Meas/Inspect	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	116341
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6152		Sq. Ft.	Site		0	70.	0.93	6			Topo	-5					402,035						402,000	

Total AC/HA: 0.14123 | Total SF/SM: 6152 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 402,035 | Spl Credit | Total: 402,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	10	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29354000
Const Adj.:	0.97608203
Adj $ / SQ:	164.138
Other Features:	59050
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385070
Depreciation:	119372
Depreciated Total:	265699

COMMENTS

OF = TOILET ONLY IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

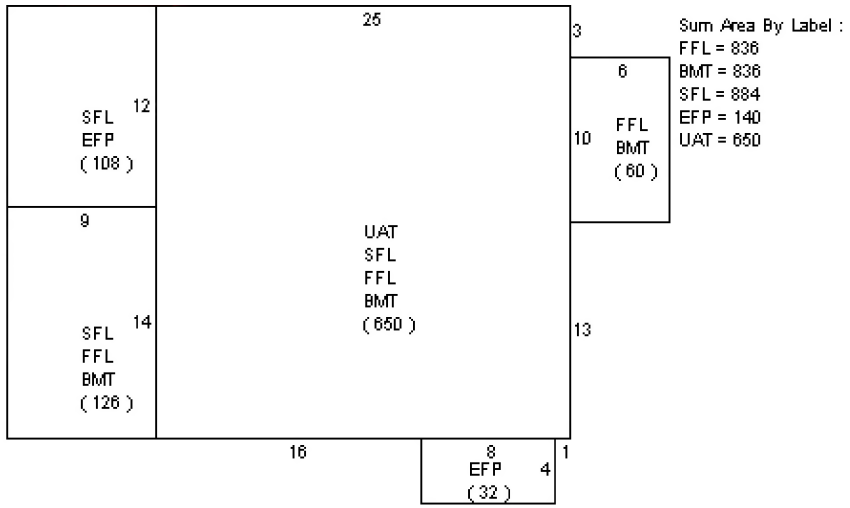
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.14
Special Features:	0	Val/Su Net:	95.92
Final Total:	265700	Val/Su SzAd	162.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	836	49.240	41,166
FFL	First Floor	836	164.140	137,219
SFL	Second Floor	796	164.140	130,588
UAT	Upper Attic	163	65.660	10,669
EFP	Enclos Porch	140	45.560	6,378

Net Sketched Area:	2,770			Total:	326,020
Size Ad	1631.5999	Gross Are	3346	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1940	28.89	T	40	101			3,100			3,100
19	Patio	D	Y	1	100	A	AV	1970	6.00	T	39.2	101			400			400

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500